

REDEVELOPMENT AGENCY AGENDA
MEETING OF: SEPTEMBER 3, 2003

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY CHAIR GOODMAN AT 10:50 A.M.

PRESENT: CHAIR GOODMAN and MEMBERS REESE, BROWN, L.B. McDONALD (via telephone conference), WEEKLY, MACK, and MONCRIEF

ALSO PRESENT: DOUG SELBY, Executive Director, BRADFORD JERBIC, City Attorney, and BEVERLY K. BRIDGES, Acting Secretary

ANNOUNCEMENT MADE: Posted as follows:

Las Vegas Library, 833 Las Vegas Boulevard North
Senior Citizens Center, 450 E. Bonanza Road
Clark County Government Center, 500 S. Grand Central Pkwy.
Court Clerk's Bulletin Board, City Hall
City Hall Plaza, Posting Board

(10:50)

2-523

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 3, 2003

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: IAIN VASEY (ACTING)

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF AUGUST 6, 2003

MOTION:

REESE – APPROVED by Reference – UNANIMOUS with BROWN not voting

MINUTES:

There was no further discussion.

(10:51)

2-531

AGENDA SUMMARY PAGE**REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 3, 2003**

DEPARTMENT: BUSINESS DEVELOPMENT**DIRECTOR: IAIN VASEY (ACTING)****SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING A SECOND AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH NUCLEUS INVESTMENTS, INC. TO DEVELOP THE 11.1-ACRE SITE COMMONLY KNOWN AS SITE PARCEL "B", AT THE SOUTHWEST CORNER OF H STREET AND OWENS AVENUE, APN 139-28-503-024 - WARD 5 (WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

The Agency entered into a Disposition and Development Agreement with WLVD, LLC (later assigned to Nucleus Investments, Inc.) in April, 2001 for the development of a retail shopping center containing 75,000 square feet. In May, 2002, the Agency approved an amendment to the Agreement requiring Nucleus Investments to complete construction by July 23, 2003. Nucleus Investments has requested a Second Amendment to allow additional equity partners to complete the project.

RECOMMENDATION:

Approval.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Site Map
3. Disclosure of Principals
4. Second Amendment to the Disposition and Development Agreement dated April 18, 2001

MOTION:

WEEKLY – APPROVED as recommended – UNANIMOUS

MINUTES:

NOTE: A combined Verbatim Transcript of Items 2 and 3 are made a part of the Final Minutes under Item 2.

REDEVELOPMENT AGENCY MEETING OF SEPTEMBER 3, 2003

Business Development

Item 2 - DISCUSSION AND POSSIBLE ACTION REGARDING A SECOND AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT WITH NUCLEUS INVESTMENTS, INC. TO DEVELOP THE 11.1-ACRE SITE COMMONLY KNOWN AS SITE PARCEL "B", AT THE SOUTHWEST CORNER OF H STREET AND OWENS AVENUE, APN 139-28-503-024

MINUTES – Continued:

APPEARANCES:

IAIN VASEY, Acting Director, Office of Business Development

DAN CONTRERAS, Bonanza Village resident

BEATRICE TURNER, West Las Vegas resident

DAVID SMITH, Edmond Town Center, LLC

JOHN EDMOND, Edmond Town Center, LLC

STEVE YOKUM, Attorney, Edmond Town Center, LLC

BRAD JERBIC, City Attorney

TERI PONTICELLO, Deputy City Attorney

(10:51 – 11:17)

2-538

AGENDA SUMMARY PAGE**REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 3, 2003****DEPARTMENT: BUSINESS DEVELOPMENT****DIRECTOR: IAIN VASEY (ACTING)****SUBJECT:**

DISCUSSION AND POSSIBLE ACTION TO ALLOW WEST LAS VEGAS JOINT VENTURE TO SELL MAGIC'S WESTLAND PLAZA TO EDMOND TOWN CENTER, LLC, LOCATED AT THE SOUTHEAST CORNER OF OWENS AVENUE AND "J" STREET, APNS 139-28-503-014, -015, -016 - WARD 5 (WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Section 215 of the Disposition and Development Agreement with West Las Vegas Joint Venture (the "Developer"), dated July 7, 1993, prohibited the Developer from transferring for a period of ten years the site commonly known as Westland Plaza. The Developer has reached agreement with Edmond Town Center, LLC (the "Buyer"), for the purchase of the site, which will enable the Buyer to develop more retail space on both Westland Plaza and the adjacent site.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Site Map
3. Letter dated July 30, 2003 from Ken Lombard requesting RDA approval of sale to Edmond Town Center, LLC
4. Section 215 of Disposition and Development Agreement, dated July 7, 2003, prohibiting sale of Magic's Westland Plaza without prior approval by the Redevelopment Agency

MOTION:

WEEKLY – APPROVED as recommended – UNANIMOUS

MINUTES:

NOTE: A combined Verbatim Transcript of Items 2 and 3 are made a part of the Final Minutes under Item 2.

REDEVELOPMENT AGENCY MEETING OF SEPTEMBER 3, 2003

Business Development

Item 3 - DISCUSSION AND POSSIBLE ACTION TO ALLOW WEST LAS VEGAS JOINT VENTURE TO SELL MAGIC'S WESTLAND PLAZA TO EDMOND TOWN CENTER, LLC, LOCATED AT THE SOUTHEAST CORNER OF OWENS AVENUE AND "J" STREET, APNS 139-28-503-014, -015, -016

MINUTES – Continued:

APPEARANCES:

IAIN VASEY, Acting Director, Office of Business Development

DAN CONTRERAS, Bonanza Village resident

BEATRICE TURNER, West Las Vegas resident

DAVID SMITH, Edmond Town Center, LLC

JOHN EDMOND, Edmond Town Center, LLC

STEVE YOKUM, Attorney, Edmond Town Center, LLC

BRAD JERBIC, City Attorney

TERI PONTICELLO, Deputy City Attorney

(10:51 – 11:17)

2-538

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 3, 2003

CITIZEN PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

AL GALLEG0, citizen of Las Vegas, indicated that the passage of Bill No. 2003-67 will place a big burden on his neighborhood. He requested redevelopment dollars for his neighborhood in order to install driveways; otherwise Code Enforcement will harass them day and night.

(11:17 – 11:19)

2-1461

TODD FARLOW, 240 N. 19th Street, wondered what happened with the L'Octaine project. MAYOR GOODMAN remarked that the deadline is 9/15/2003. The problem has been that the architect left the project.

(11:19 – 11:20)

2-1539

BEATRICE TURNER, West Las Vegas resident, said she hopes the developers under Items 2 and 3 of this agenda will hire from the surrounding community. She expressed concern about death threats some of the people in her neighborhood received for opposing the project.

(11:20 – 11:21)

2-1584

DAN CONTRERAS, Bonanza Village resident, thanked the Council for making inquiries under Items 2 and 3 of this agenda to ensure that the project comes to fruition and that some of the concerns of the immediate residents are addressed. This is very important to the residents of West Las Vegas because other developers have come and not followed through with their projects. It is very frustrating to the residents to realize that their neighborhood is stepping back just when they thought it was moving forward. He then commended CRAIG GALATI, Planning Commissioner, for taking a drive with him through West Las Vegas. After he got over the shock over the lack of services in the area, he committed to helping the West Las Vegas community.

City of Las Vegas

REDEVELOPMENT AGENCY MEETING OF SEPTEMBER 3, 2003 Citizen Participation

MINUTES – Continued:

MR. CONTRERAS asked the Council to ensure that Martin Luther King Boulevard is properly rehabilitated, including bus cutouts. Lastly, he urged the Mayor to be as dedicated to the West Las Vegas Plan, once completed, as he has to others throughout the City of Las Vegas, such as downtown redevelopment.

(11:21 – 11:25)

2-1623

COUNCILMAN WEEKLY expressively stated that what affects West Las Vegas affects him too and asked that his constituents have patience, as he has learned since he took office. His intentions are good, and it is difficult for him to make changes in Ward 5 because he mainly deals with social issues. Unlike the other Council members, he does not have developers knocking his door down eager to do business in Ward 5.

(11:25 – 11:29)

2-1815

THE MEETING ADJOURNED AT 11:29 A.M.

Respectfully submitted:

GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
September 15, 2003

Beverly K. Bridges, Acting Secretary